141.0	0003	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	935,900	/	935,900
USE VALUE:	935,900	/	935,900
ASSESSED:	935,900	/	935,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPPAS MATTHEW D/ TRUSTEE
Owner 2:	MATTHEW D PAPPAS TRUST OF 2021
Owner 3:	
Street 1:	59 MT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAPPAS MATTHEW D -
Owner 2:	SCROFANO MONA M -
Street 1:	59 MT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Clapboard Exterior and 2235 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8406.000	460,800	4,600	470,500	935,900
Total Card	0.193	460,800	4,600	470,500	935,900
Total Parcel	0.193	460,800	4,600	470,500	935,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.71 | /Parcel: 418.71

Legal Description

User Acct: 90635

GIS Ref:

GIS Ref:

Insp Date: 05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0004.B

!10890!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	460,800	4600	8,406.	470,500	935,900		Year end	12/23/2021
2021	101	FV	447,800	4600	8,406.	470,500	922,900		Year End Roll	12/10/2020
2020	101	FV	447,900	4600	8,406.	470,500	923,000	923,000	Year End Roll	12/18/2019
2019	101	FV	339,600	4600	8,406.	470,500	814,700	814,700	Year End Roll	1/3/2019
2018	101	FV	339,600	4600	8,406.	416,800	761,000	761,000	Year End Roll	12/20/2017
2017	101	FV	339,600	4600	8,406.	349,500	693,700	693,700	Year End Roll	1/3/2017
2016	101	FV	339,600	4600	8,406.	349,500	693,700	693,700	Year End	1/4/2016
2015	101	FV	316,200	4600	8,406.	302,500	623,300	623,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:32:53

LAST REV

Date	Time
10/21/21	09:14:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10890

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPPAS MATTHEW	78826-324	1	10/1/2021	Convenience	1	No	No		
MCCLAIN JOHN W	43793-325		9/28/2004		584,000	No	No		
LUBEROFF DAVID	26519-568		7/24/1996		277,000	No	No		Y

USER DEFINED

Prior Id # 1:	90635
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2019	111	Redo Bat	26,890	C				
8/22/2017	1075	Manual	8,825	C				
1/26/2017	84	Re-Roof	26,000	C				
1/5/2017	17	New Wind	6,000	C				
7/15/2014	838	New Wind	16,000					
12/12/2012	1635	New Wind	9,000	C				
7/27/2010	902	Redo Kit	19,235	C				
7/7/2009	560	Porch	24,000					
6/30/2005	550	Add Bath	25,000	C		G7	GR FY07	to 1st flr
6/20/1995	345	Manual	3,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
7/22/2014	External Ins	PC	PHIL C
4/11/2013	Info Fm Prmt	MM	Mary M
3/16/2011	Info Fm Prmt	BR	B Rossignol
2/2/2009	Info At Door	345	PATRIOT
4/28/2006	Permit Visit	BR	B Rossignol
9/21/2005	MLS	BR	B Rossignol
1/14/2005	MLS	MM	Mary M
12/1/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8406		Sq. Ft.	Site		0	70.	0.80	8									470,524						470,500	

Total AC/HA:	0.19298	Total SF/SM:	8406	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,524	Spl Credit		Total:	470,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25763893
Const Adj.:	0.98990101
Adj $ / SQ:	168.067
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483067
Depreciation:	22221
Depreciated Total:	460846

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

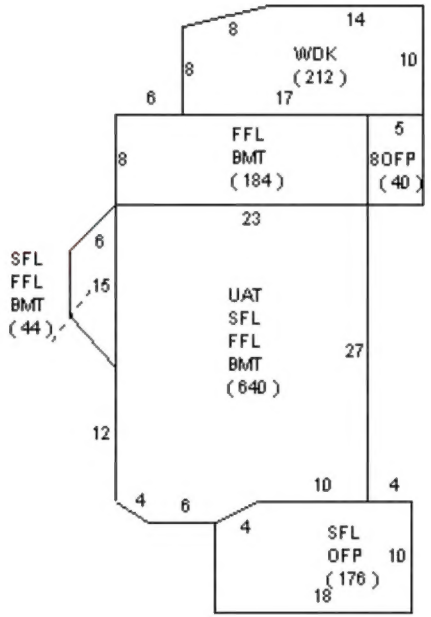
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.07
Special Features:	0	Val/Su Net:	144.72
Final Total:	460800	Val/Su SzAd	266.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	868	66.860	58,032
FFL	First Floor	868	168.070	145,882
SFL	Second Floor	860	168.070	144,537
OFP	Open Porch	216	23.900	5,161
WDK	Deck	212	10.610	2,249
UAT	Upper Attic	160	129.410	20,706

Net Sketched Area:	3,184			Total:	376,567
Size Ad	1728	Gross Area	3664	FinArea	2235

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1908	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600